

319 E. Warm Springs Road Las Vegas, Nevada 89119

Colliers

±25,000 SF Two-Story Office Building | Airport Submarket



Property Overview

Available Space
±11,000 SF – ±25,000 SF



APN
177-09-514-009



Building Size
±25,000 SF



Lot Size
±1.07 AC



Two (2) Floors



2008
Year Built



Wood Frame
Construction Type



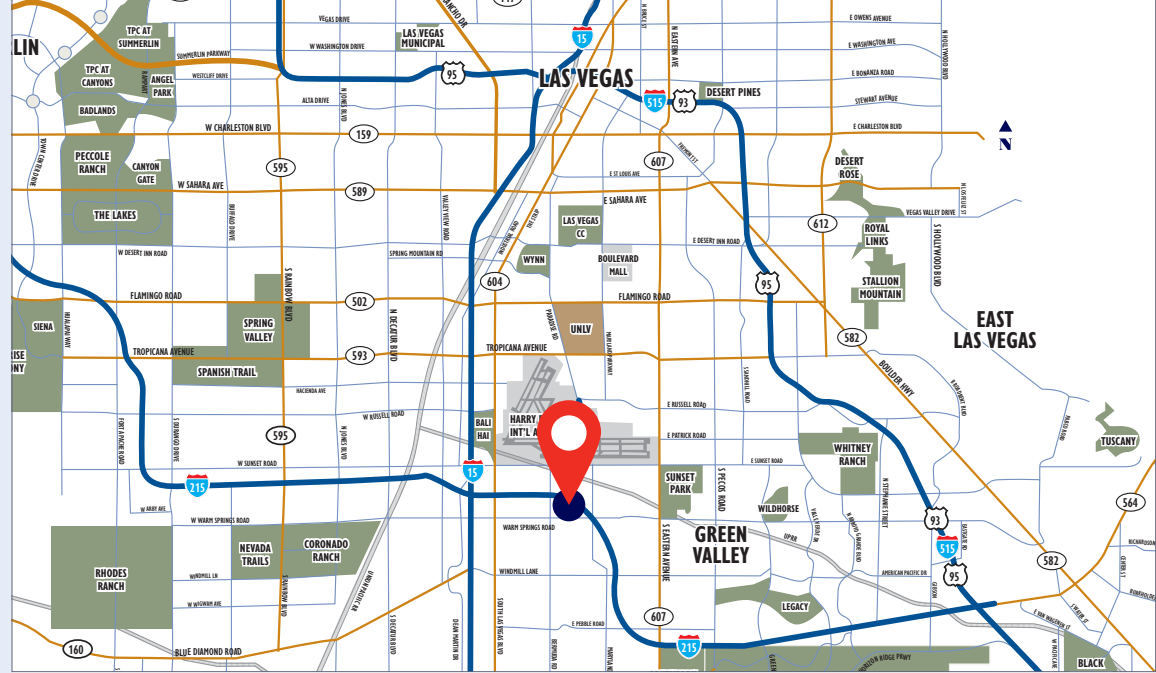
Zoning & Jurisdiction
CP-Commercial Professional (Clark County)



Parking Ratio
4/1,000; Covered Parking Available



2025 Property Taxes
\$33,149.09



319 E. Warm Springs Road, Las Vegas, NV 89119, is a ±25,000 SF, two-story professional office building located in Las Vegas.

The Property is located within the heart of the airport submarket with frontage along the heavily trafficked Warm Springs Road. The property is minutes away from Harry Reid International Airport with access from Bermuda Rd. and less than a mile from numerous retail amenities along Las Vegas Blvd., such as Town Square and the South Premium Outlet Mall.

CONTACT US

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Property Highlights

- Prime location in the Airport submarket
- High visibility location on E. Warm Springs Road with traffic counts in excess of ±33,000 VPD and climbing
- Convenient access to I-15 and the 215 Beltway (2 interchanges close by)
- Retail amenities nearby include The Las Vegas South Premium
- Outlet Mall and Town Square
- An abundance of restaurants and services in the immediate area

Available Suites

Suite	RSF	Condition	Lease Rate	Available
100	±11,000 RSF	2nd Gen Office	\$1.75 PSF/MG	Now
200	±14,000 RSF	2nd Gen Office	\$1.75 PSF/MG	Now
Entire Building	±25,000 RSF	2nd Gen Office	\$1.75 PSF/MG	Now



Lease Rate

\$1.75 PSF/MG

Sale Price

\$5,375,000 (\$215 PSF)

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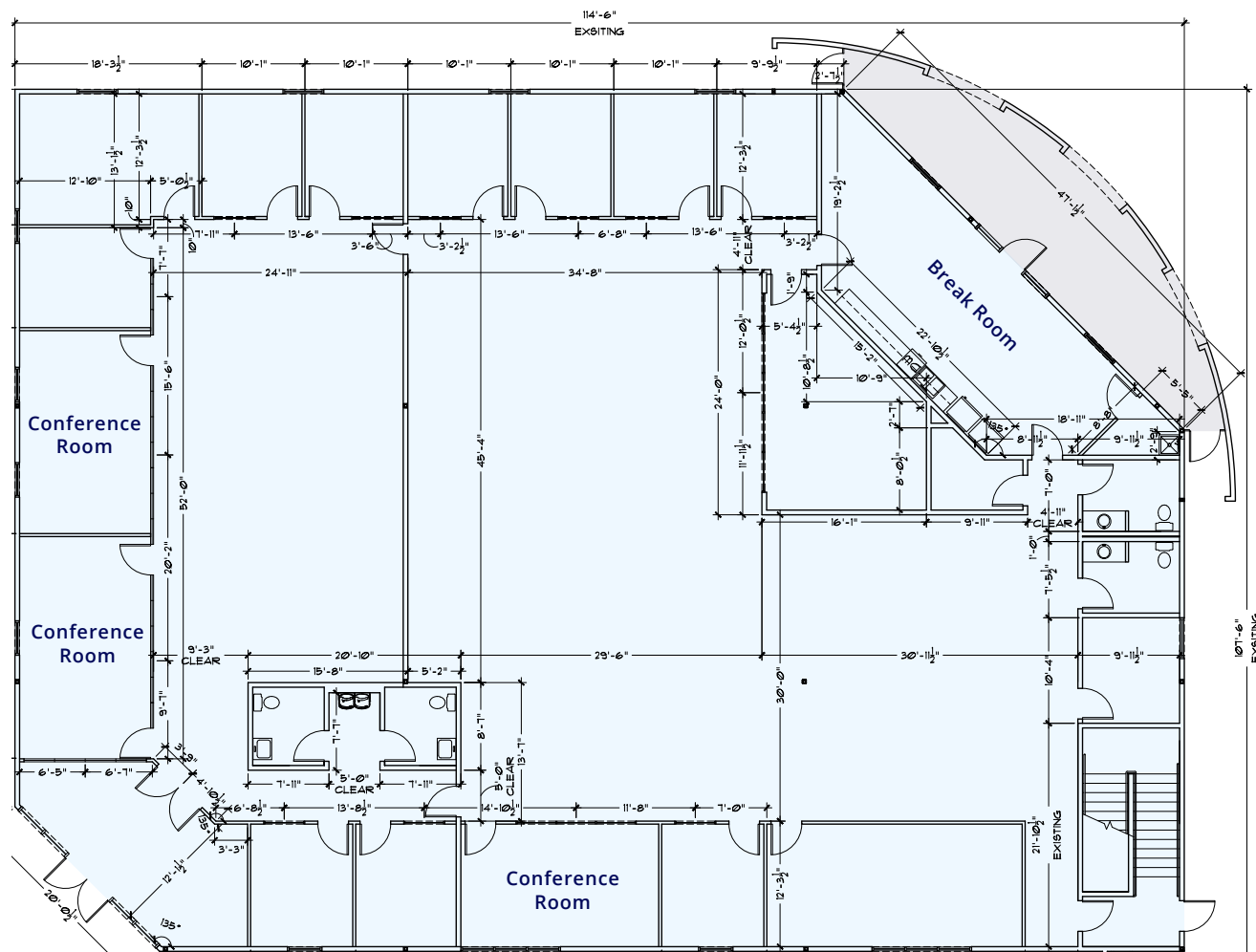
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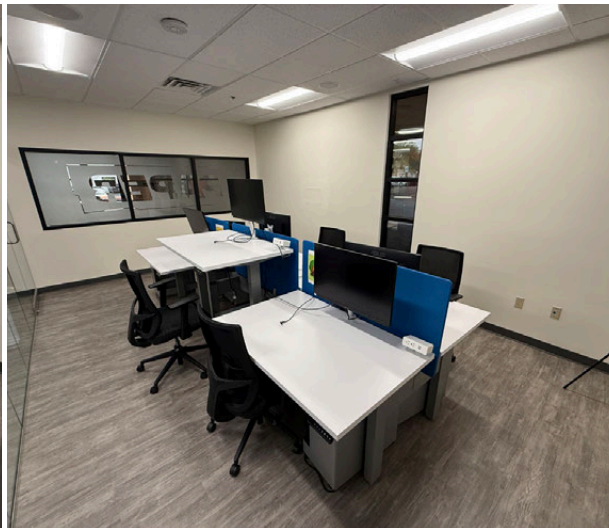


Suite 100

Suite 100 & 200 can be combined for ±25,000 SF



Suite 100 - Interior Images

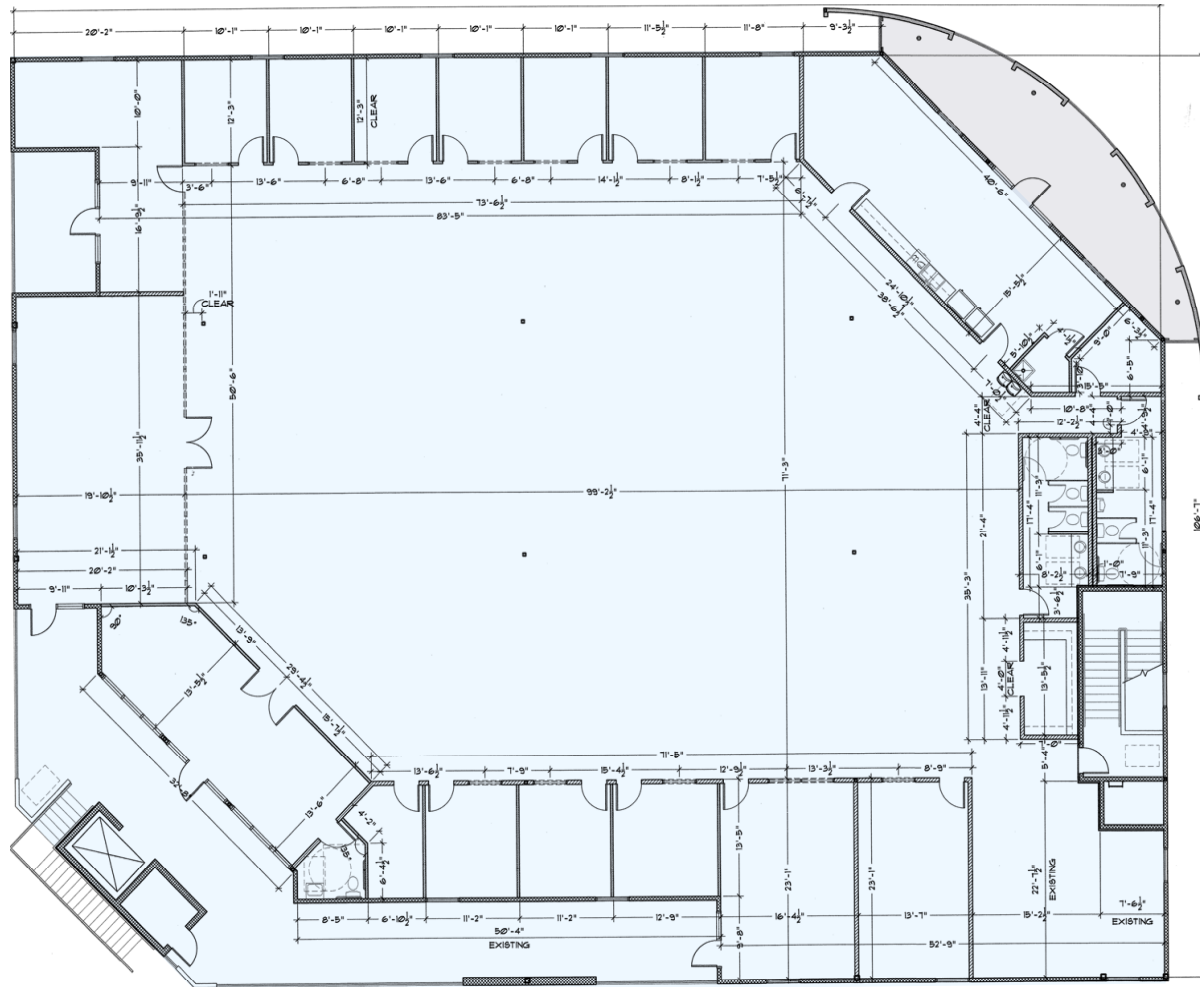


Second Floor

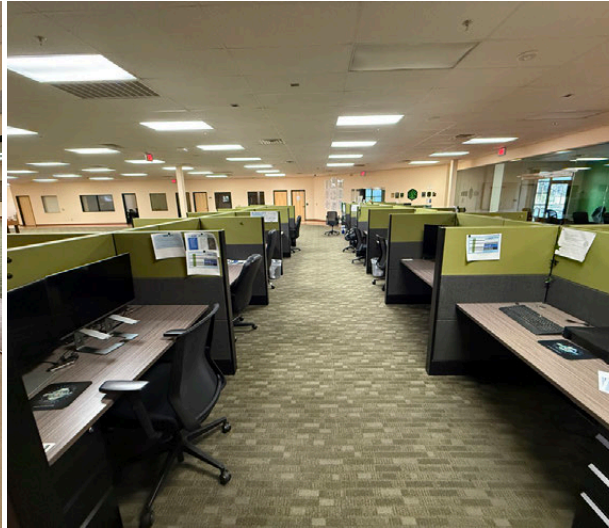
±14,000 SF
Turn-Key Office

Suite 200

Suite 100 & 200 can be combined for ±25,000 SF



Suite 200 - Interior Images



Location Map

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■ = Subject
 ■ = Power Centers
 ■ = Hotel/Casino
 ■ = Recreational
 ■ = Airport
 ■ = Hospital
 ■ = Schools



DISTANCES TO:

CC-215 Freeway	0.3 Miles
Harry Reid International Airport	2.0 Miles
Las Vegas Strip	4.0 Miles
I-11 Freeway	4.0 Miles

BUSINESS FACTS

LABOR

- Nevada has one of the lowest labor costs in the region
- The metro Las Vegas area has more than 100,000 workers in the transportation, logistics and manufacturing industries
- Nearly 65,000 students are enrolled in the University of Nevada Las Vegas and the College of Southern Nevada

BUSINESS ASSISTANCE PROGRAMS

- Sales And Use Tax Abatement
- Modified Business Tax Abatement
- Personal Property Tax Abatement
- Real Property Tax Abatement For Recycling
- TRAIN employees now (TEN)
- Silver State Works Employee Hiring Incentives

NEVADA TAX CLIMATE

- Nevada Tax Abatement Programs
- Workforce Incentive Programs
- No Corporate Income Tax
- No Personal Income Tax
- No Franchise Tax on Income
- No Inventory Tax
- No Inheritance or Gift Tax
- No Unitary Tax
- No Estate Tax
- Competitive Sales and Property Tax Rates
- Minimal Employer Payroll Tax

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Demographics

Population Summary

	2025 Total Population	2030 Est. Total Population	2025-2030 Population Change
1 Mile	5,156	5,115	-0.8%
3 Miles	83,184	84,787	1.9%
5 Miles	372,301	389,321	4.6%

Household Summary

	2025 Households	2030 Households	2025 to 2030 Household Change
1 Mile	1,998	1,994	-0.2%
3 Miles	34,169	35,115	2.8%
5 Miles	155,313	163,550	5.3%

2025 Household Income Summary

	Average Household Income	Median Household Income	Per Capita Income
1 Mile	\$146,310	\$110,906	\$56,018
3 Miles	\$113,054	\$84,608	\$46,769
5 Miles	\$104,154	\$75,019	\$43,398

2025 Business Summary

	Total Businesses	Total Employees
1 Mile	962	12,346
3 Miles	6,485	88,120
5 Miles	22,680	341,974

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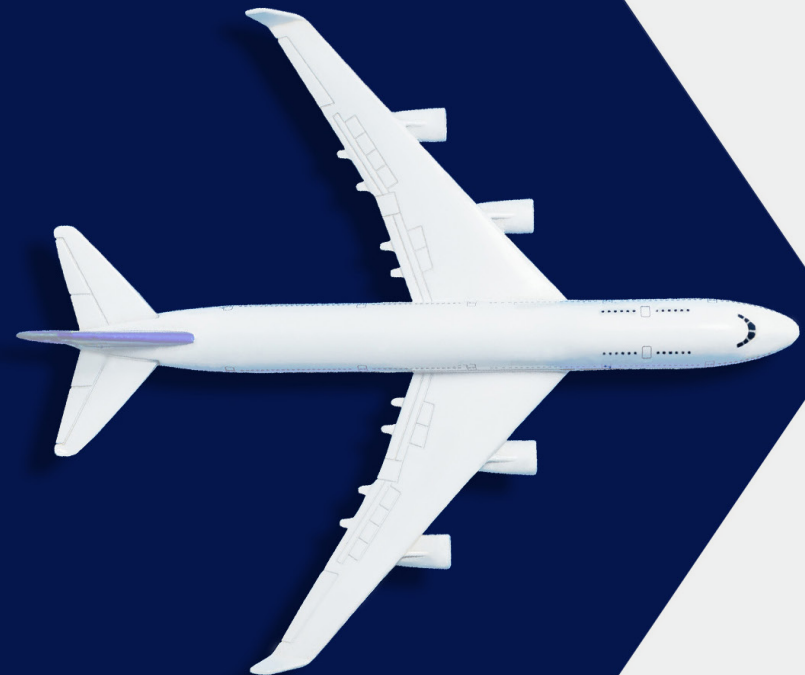
Market Overview

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The Airport submarket consists of the immediate environs of Harry Reid International Airport and extends south to St Rose Parkway. It benefits from its proximity to Interstate 15 and the 215 Beltway, and to such major thoroughfares as Las Vegas Boulevard, Tropicana Avenue, Sunset Road and Eastern Avenue.

Development in the submarket has traditionally consisted of light distribution, light industrial and flex product and class B and C office product, as well as retail serving the approximately 480,000 people who live and work within one mile of the submarket. Businesses in the submarket operate primarily in the retail trade (13.1%) and professional, scientific and tech services (12.5%), miscellaneous services (10.4%), and accommodation and food services (10.0%).

Office product in the submarket totals 5.8 million square feet, most of it (3.1 million SF) being classified as class C space. In the third quarter of 2025, vacancy in the Airport submarket was 9.3%. Vacancy has decreased from the highs of 2023, and have generally moved between 7.5% to 9.5% since.



Population

368,575



Vacancy

9.3%

Market Overview

LAS VEGAS

The Las Vegas Metro continues to grow, as a result of its high rankings for quality of life, job and population growth, and healthy business climate.

The Las Vegas-Paradise MSA consists of nearly 600 square miles and encompasses Las Vegas, Henderson, Boulder City, North Las Vegas, Mesquite, and all of Clark County. The leading financial and cultural center for Southern Nevada, Las Vegas is the largest city in the state and an internationally renowned resort destination known primarily for gaming, conventions, shopping, fine dining and nightlife.

This popular destination is the 29th largest Metropolitan Statistical Area in the United States with over two million residents. Las Vegas is one of the top three leading convention and business meeting locations in the United States, and one of the world's top draws for tourism. The combination of no inventory tax, rich transportation infrastructure and the geographic location of the state's two largest urban centers are prime reasons that top brands like Amazon, Wal-Mart, Levi Strauss & Co., Bed, Bath & Beyond, Monster Cable, Ocean Spray Cranberries and others choose Nevada to stage their warehousing and distribution strategies.

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Overall Las Vegas Market Stats

46.5M SF

Total Office Inventory
(Q3 2025)

11.9%

Total Vacancy
(Q3 2025)

Top 3

Metros in the U.S. for Job
Creation (Bloomberg, 2021)

18K SF

Net Absorption
(Q3 2025)

\$2.63 /SF FSG

Overall Asking Rent
(Q3 2025)

#1

Convention & Trade
Show Venue in the U.S.



Las Vegas Market Overview

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2.4M

Metro Population

4.6M

Average Monthly
Airport Passengers

\$55B

Annual Tourism
Revenue

\$530K

New Home
Median Price

32nd

Most Populous
State in the U.S.

75%

Nevada Residents
Live In Las Vegas



NHL Expansion

T-Mobile Arena hosts over 150 events per year and is the current home of the NHL Golden Knights



20,000 Seats

T-Mobile Arena, a multi-use indoor arena on the Las Vegas Strip opened in April 2016



The Las Vegas Raiders

The relocation of the Oakland Raiders is anticipated to create a \$600+ million economic impact add 450,000+ incremental visitors and host 45+ events annually



LVCC Expansion

Las Vegas Convention Center is currently undergoing a \$600 million, renovation to legacy halls and facilities



Mandalay Bay Convention Center

Recently underwent a 350,000 SF expansion and is now one of the largest in North America



Formula One Building and Las Vegas Grand Prix

Main building is four story, ±300,000 SF with 13 garages, cost \$240 million. The race will take place around the Las Vegas Strip and Resort Corridor



New Las Vegas Stadium

The New Las Vegas Stadium is a planned retractable roof ballpark to be built on the site of the Tropicana Las Vegas



Steady Growth

The University continues to grow with a total student headcount of 32,000 (2024)



MSG Sphere at the Venetian

A revolutionary new 18,000-seat venue for concerts, sports and live entertainment that will be completed in 2023

ABOUT COLLIERS

\$5.5B Annual revenue

70 Countries we operate in

2B Square feet managed

46,000 Lease/Sale transactions

\$108B Assets under management

24,000 Professionals

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